

When Recorded, Return to:
Salem Farms Holding Company, LLC
Attention: Christian K. Gardner
201 S. Main Street, Suite 2000
Salt Lake City, Utah 84111

Parcel Nos.: (See Exhibit A)

SPECIAL WARRANTY DEED

BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, Grantor, whose address is A153 ASB, Provo, Utah 86602, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to SALEM FARMS HOLDING COMPANY, LLC, a Utah limited liability company, Grantee, whose address is 201 S. Main Street, Suite 2000, Salt Lake City, Utah 84111, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property (the "Property") located in Utah County, State of Utah, and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any, on or appurtenant to the Property.

GRANTOR SPECIFICALLY RESERVES, excepts and retains the Mineral Rights appurtenant to the Property. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the Property, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate of the Property, Grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved, and Grantor also excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Notwithstanding Grantor's reservation, exception and retention of the Mineral Rights appurtenant to the Property, Grantor, on its own behalf and on behalf of its successors, transferees, assignees and/or lessees, hereby expressly releases and waives all rights of ingress and egress and all other rights of every kind and character whatsoever to enter upon or otherwise utilize all or any portion of the surface of the Property or any area below the surface of the Property to a depth of 500 feet in the exploration, drilling, or production of the Mineral Rights.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

[Signature and Acknowledgment Follows]

DATED this 25^m day of February, 2022.

BRIGHAM YOUNG UNIVERSITY,
a Utah nonprofit corporation

By: Kevin J Worthen
Name: Kevin J Worthen
Title: President

STATE OF UTAH)
 §
COUNTY OF UTAH)

On this 28th day of February, in the year 2022, personally appeared before me Kevin J Worthen, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the President of BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, and said Kevin J Worthen acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

(notary seal)

Jill L Williams
(notary signature)

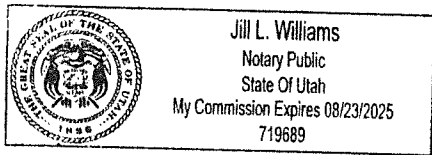


EXHIBIT A

Real Property Located in Utah County, State of Utah, described as:

Parcel 1 (Tax ID No. 29-050-0093):

Beginning 20 chains North and 0.50 of a chain East of the Southwest corner of the Northeast quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence East 9.5 chains; thence South 3.50 chains; thence West 3.33 1/3 chains; thence South 3 chains; thence East 3.33 1/3 chains; thence South 3.50 chains; thence West 9.5 chains; thence North 10 chains to the place of beginning.

LESS AND EXCEPTING therefrom that portion contained within that certain Fence Line Agreement recorded July 15, 1999 as Entry No. 80651 in Book 5152 at Page 846, being more particularly described as follows:

Beginning at a fence corner on the East of Utah County Road 400 East, said point being South 216.29 feet and East 38.27 feet according to Utah Coordinate Bearings Central Zone from the North Quarter corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence South 89 degrees 59'42" East along a fence 418.36 feet to a fence corner; thence North 00 degrees 51'17" West along a fence 201.04 feet to a fence corner on the South line of Utah County Road 8800 South (aka POWERHOUSE ROAD); thence North 89 degrees 22'43" East along a fence on said South line of 8800 South 240.11 feet to a fence corner; thence departing said South line of 8800 South, South 00 degrees 10'46" East along a fence 205.42 feet to a fence corner; thence South 00 degrees 54'23" East along a fence 406.38 feet; thence South 00 degrees 33'37" East along a fence 695.82 feet to a fence corner; thence South 89 degrees 09'38" West along a fence 662.131 feet to a fence corner on the East side of Utah County Road 400 East; thence North 00 degrees 22'27" West along said road 1113.66 feet to the point of beginning.

Parcel 2 (Tax ID No. 29-050-0049):

Commencing at the center of section 6, Township 9 South, Range 3 East of the Salt Lake Meridian; thence East 10 chains; thence North 10 chains; thence West 10 chains; thence South 10 chains to the place of beginning.

Parcel 3 (Tax ID No. 29-050-0113):

Commencing 10 chains West of the Northeast corner of the Southeast quarter of Section 6, Township 9 South, Range 3 East of the Salt Lake Base and Meridian; thence South 6.66 2/3 chains; thence West 30 chains; thence North 6.66 2/3 chains; thence East 30 chains to the place of beginning.

And

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence West 10 chains; thence North 13.50 chains; thence West 3 1/3 chains; thence North 3 chains; thence East 3 1/3 chains; thence North 23 1/2 chains; thence East 363 feet; thence South 616.5 feet; thence East 297 feet; thence South 2023.5 feet to the point of beginning.

LESS AND EXCEPTING therefrom that portion contained in the Boundary Line Agreement Quitclaim Deed recorded November 9, 2015 as Entry No. 101395:2015 and corrected by Affidavit recorded January 8, 2016 as Entry No. 1777:2016, and being more particularly described as follows:

A parcel of land, situate in the East Half of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 6, and running: thence South 88°46'58" West 677.53 feet along the Section line; thence North 0°34'29" West 2630.01 feet to and along a long-established wire fence, crossing the Salem Canal, to a corner of said fence; thence North 88°42'01" East 35.58 feet along said fence line, to another corner thereof; thence North 0°32'11" West 1339.41 feet along and past the end of said fence line, to its extended intersection with the extension of another fence line; thence North 89°14'02" East 656.67 feet to, along, and past the end of said fence line, to the measured Section line; thence South 0°24'40" East 1316.18 feet along said Section line, to and along another existing fence line, more or less, to the East Quarter Corner of said Section 6; thence South 0°19'03" East 2648.31 feet along the Section line, also following, more or less, another existing fence line, to the Point of Beginning.

Parcel 4 (Tax ID No. 29-050-0111):

Beginning at the South 1/4 corner to Section 6, Township 9 South, Range 3 East, of the Salt Lake Base and Meridian; thence East along the section line 33.0 feet; thence North and parallel to the quarter section line 2,200.0 feet; thence East and parallel to the South Section line 1975.0 feet more or less to a point that is 660 feet West of the East Section line to Section 6; thence South and parallel to the East Section line to Section 6, 2,200.0 feet to the South line to Section 6; thence West along the South line to Section 6, 688.0 feet; thence South 198.0 feet; thence West and parallel to the Section line 1,320.0 feet; thence North 198.0 feet to the 1/4 corner which is the point of beginning.

LESS AND EXCEPTING therefrom that portion contained in that certain Warranty Deed recorded April 14, 1976 as Entry No. 8567 in Book 1469 at Page 268, and being more particularly described as follows:

Commencing at a Point along the Section Line 1322.29 feet (S 89° 08' 54" W) and S 0° 51' 06" E 52.1 feet from the Northeast Corner of Section 7, T9S, R3E, SLB&M; thence S 0° 51' 06" E 145.9 feet; thence S 89° 08' 54" W 200.0 feet more or less to the Center line of a road; thence N 53° 02' E along said Center line of road 247.55 feet more or less to the point of commencement.

ALSO LESS AND EXCEPTING therefrom that portion contained in the Boundary Line Agreement Quitclaim Deed recorded November 9, 2015 as Entry No. 101395:2015 and corrected by Affidavit recorded January 8, 2016 as Entry No. 1777:2016, and being more particularly described as follows:

A parcel of land, situate in the East Half of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 6, and running: thence South 88°46'58" West 677.53 feet along the Section line; thence North 0°34'29" West 2630.01 feet to and along a long-established wire fence, crossing the Salem Canal, to a corner of said fence; thence North 88°42'01" East 35.58 feet along said fence line, to another corner thereof; thence North 0°32'11" West 1339.41 feet along and past the end of said fence line, to its extended intersection with the extension of another fence line; thence North 89°14'02" East 656.67 feet to, along, and past the end of said fence line, to the measured Section line; thence South 0°24'40" East 1316.18 feet along said Section line, to and along another existing fence line, more or less, to the East Quarter Corner of said Section 6; thence South 0°19'03" East 2648.31 feet along the Section line, also following, more or less, another existing fence line, to the Point of Beginning.

Parcel 5 (Tax ID No. 29-050-0112):

The West Half of the Southeast Quarter of the Northeast Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING therefrom that portion contained in the Boundary Line Agreement Quitclaim Deed recorded November 9, 2015 as Entry No. 101395:2015 and corrected by Affidavit recorded January 8, 2016 as Entry No. 1777:2016, and being more particularly described as follows:

A parcel of land, situate in the East Half of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 6, and running: thence South 88°46'58" West 677.53 feet along the Section line; thence North 0°34'29" West 2630.01 feet to and along a long-established wire fence, crossing the Salem Canal, to a corner of said fence; thence North 88°42'01" East 35.58 feet along said fence line, to another corner thereof; thence North 0°32'11" West 1339.41 feet along and past the end of said fence line, to its extended intersection with the extension of another fence line; thence North 89°14'02" East 656.67 feet to, along, and past the end of said fence line, to the measured Section line; thence South 0°24'40" East 1316.18 feet along said Section line, to and along another existing fence line, more or less, to the East Quarter Corner of said Section 6; thence South 0°19'03" East 2648.31 feet along the Section line, also following, more or less, another existing fence line, to the Point of Beginning.

Parcel 6 (Tax ID No. 29-050-0110):

Commencing 1 rod South and 1 rod West of the Northeast corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence South 20 chains; thence West 19.75 chains; thence North 20 chains; thence East 19.75 chains to beginning.

LESS AND EXCEPTING therefrom that portion contained in the Boundary Line Agreement recorded November 9, 2015 as Entry No. 101395:2015 and corrected by Affidavit recorded January 8, 2016 as Entry No. 1777:2016, and being more particularly described as follows:

A parcel of land, situate in the East Half of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 6, and running: thence South 88°46'58" West 677.53 feet along the Section line; thence North 0°34'29" West 2630.01 feet to and along a long-established wire fence, crossing the Salem Canal, to a corner of said fence; thence North 88°42'01" East 35.58 feet along said fence line, to another corner thereof; thence North 0°32'11" West 1339.41 feet along and past the end of said fence line, to its extended intersection with the extension of another fence line; thence North 89°14'02" East 656.67 feet to, along, and past the end of said fence line, to the measured Section line; thence South 0°24'40" East 1316.18 feet along said Section line, to and along another existing fence line, more or less, to the East Quarter Corner of said Section 6; thence South 0°19'03" East 2648.31 feet along the Section line, also following, more or less, another existing fence line, to the Point of Beginning.

Parcel 7 (Tax ID No. 29-049-0002):

Commencing 0.25 of a chain South and 0.25 of a chain East of the Northwest corner of Section 5, Township 9 South, Range 3 East of the Salt Lake Base and Meridian; thence East 29.50 chains; thence South 9.23 chains; thence West 29.50 chains; thence North 9.23 chains to the place of beginning.

AND

Commencing 0.25 of a chain South from the Northwest corner of Section 5, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence East 0.25 of a chain; thence South 19.75 chains; thence East 29.50 chains, thence North 10.52 chains; thence East 22.6 feet; thence South 698.37 feet; thence West 1986.1 feet; thence North 1307.55 feet to the place of beginning.

Parcel 8 (Tax ID No. 29-049-0001):

Commencing 25 links South and 15 chains East of the Northwest corner of Section 5, Township 9 South, Range 3 East of the Salt Lake Base and Meridian; thence East 14.75 chains; thence South 9.23 chains; thence West 14.75 chains; thence North 9.23 chains more or less to the point of beginning.

Parcel 9 (Tax ID No. 29-049-0003):

Commencing 25 links East and 9.48 chains South of the Northwest corner of Section 5, Township 9 South, Range 3 East of the Salt Lake Base and Meridian; thence running East along the center of the U.S. R. S. Canal 29.50 chains; thence South 10.52 chains; thence West 29.50 chains; thence North 10.52 chains to the place of beginning.

Parcel 10 (Tax ID No. 29-049-0004 & 29-049-0016):

All of Lots 1 and 2 and the East 10.25 chains of Lot 3; the Southwest Quarter of the Northeast Quarter; and the West half of the Southeast Quarter, all in Section 5, Township 9 South, Range 3 East of the Salt Lake Base and Meridian.

LESS AND EXCEPTING all that portion contained in that certain Warranty Deed recorded 2, 1910 as Entry No. 3477 in Book 109 at Page 95, and being more particularly described as follows:

Beginning at the Northeast corner of Section five (5) Township nine (9) South, Range three (3) East Salt Lake Base And Meridian, and running thence South eighty eight (88) degrees, fifty-six (56) minutes and thirty (30) seconds West, one hundred two (102) feet (scaled) thence South forty (40) degrees, five (5) minutes and thirty (30) seconds West, four hundred thirty-six (436) feet (scaled) thence on a curved line having a radius of three hundred eighty six and fifty-seven one-hundredths (386.57) feet (the chord of which bears South twenty-five (25) degrees sixteen (16) minutes and thirty (30) seconds West) one hundred ninety-seven and seventy-two one-hundredths (197.72) feet; thence on a curved line having a radius of one hundred five and forty-nine one-hundredths (105.49) feet, the chord of which bears South twenty-three (23) degrees, twenty four (24) minutes and thirty (30) seconds West, forty-seven and twenty eight one hundredths (47.28) feet; thence, South thirty-six (36) degrees, twenty-one (21) minutes and thirty (30) seconds West five hundred fifty-three and five one-hundredths (553.05) feet; thence, on a curved line having a radius of two and fifty-seven one-hundredths (2.57) feet, the chord of which bears South forty-four (44) degrees, fifty-nine (59) minutes and thirty (30) seconds West, seventy-seven one-hundredths (0.77) feet; thence, South fifty-three (53) degrees, thirty-seven (37) minutes and thirty (30) seconds West, sixty-four and seventy-one one-hundredths (64.71) feet, thence on a curved line having a radius of three hundred eighty-six and fifty-seven one-hundredths (386.57) feet, the chord of which bears South forty-six (46) degrees, forty (40) minutes and fifteen (15) seconds West, ninety-three and sixty-one one-hundredths (93.61) feet; thence, South thirty-nine (39) degrees and forty-three (43) minutes West, three hundred fifteen (315) feet (scaled) thence, North eighty-eight (88) degrees, fifty-six (56) minutes and thirty (30) seconds East, two hundred sixty-four and ten one-hundredths (264.10) feet; thence North thirty-nine (39) degrees, and forty-three (43) minutes East, one-hundred forty (140) feet (Scaled); thence on a curved line having a radius of one hundred eighty-six and fifty-seven one-hundredths (186.57) feet, the chord of which bears North forty-six (46) degrees, forty (40) minutes and fifteen (15) seconds East forty-five and eighteen one-hundredths (45.18) feet; thence North fifty-three (53) degrees, thirty-seven (37) minutes and thirty (30) seconds East, sixty-four and seventy-one one-hundredths (64.71) feet; thence on a curved line having a radius of two hundred two and fifty-seven one-hundredths (202.57) feet, the chord of which bears North forty-four (44) degrees, fifty-nine (59) minutes, and thirty (30) seconds East, Sixty and eighty-two one hundredths (60.82) feet; thence North thirty-six (36) degrees, twenty-one (21) minutes and thirty (30) seconds East, five hundred fifty-three and five one-hundredths (553.05) feet; thence, on a curved line having a radius of three-hundred five

and forty-nine hundredths (305.49) feet, the chord of which bears North twenty-three (23) degrees, twenty-four (24) minutes, and thirty (30) seconds East, one-hundred thirty-six and ninety two one-hundredths (136.92) feet; thence, on a curved line having a radius of one-hundred eighty-six and fifty-seven one-hundredths (186.57) feet, the chord of which bears North twenty-five (25) degrees, sixteen (16) minutes and thirty (30) seconds East, ninety-five and forty-two one-hundredths (95.42) feet; thence North forty (40) degrees five (5) minutes and thirty (30) seconds East, three-hundred sixty (360) feet (scaled) thence North one-hundred ninety-seven and twenty two one-hundredths (197.22) feet, to place of beginning.

Parcel 11 (Tax ID No. 29-049-0006):

Commencing 25 links East and 20 chains South of the Northwest corner of Section 5, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence East 29.50 chains; thence North 10.52 chains; thence East 22.6 feet; thence South 698.37 feet; thence West 1969.6 feet; thence North 4.05 feet to the place of beginning.

And

The South half of the Northwest quarter and the West half of the Southwest quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING from the above described property the following:

Beginning at the Southwest corner of Section 5, Township 9 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 393.5 feet to the South side of the Salem Canal right of way; thence along the said canal right of way North 79° East 142.0 feet; thence North 45°30" East 206.0 feet; thence North 81°30" East 115.0 feet; thence South 583.7 feet to the North side of an East-West road; thence along the North side of said road South 89°45' West 400.0 feet to the place of beginning.

Parcel 12 (Tax ID No. 29-049-0012):

Commencing at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 5 chains; thence East 20 chains; thence North 5 chains; thence West 20 chains to the point of beginning.

Parcel 13 (Tax ID No. 29-049-0013):

Commencing 5 chains South of the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 5 Chains; thence East 20 chains; thence North 5 chains; thence West 20 chains to the point of beginning.

Parcel 14 (Tax ID No. 29-050-0108):

A portion of the Northeast 1/4 of Section 6, Township 9 South, Range 3 East, of the Salt Lake Base and Meridian described as follows:

Beginning at the East 1/4 Corner of Section 6, Township 9 South, Range 3 East, of the Salt Lake Base and Meridian; thence South $89^{\circ}11'13''$ West along the Quarter Section line 653.80 feet to an existing fence line as described in that Boundary Line Agreement recorded November 9, 2015 as Entry No. 101395:2015 and corrected by Affidavit recorded January 8, 2016 as Entry No. 1777:2016; thence along said Boundary line Agreement the following three (3) courses: North $00^{\circ}31'58''$ West 1316.75 feet; thence North $89^{\circ}14'15''$ East 656.67 feet to the Section Line; thence South $00^{\circ}24'27''$ East along the Section Line 1316.18 feet to the point of beginning.

LESS THE CANAL.

When Recorded, Return to:
Salem Farms Holding Company, LLC
Attention: Christian K. Gardner
201 S. Main Street, Suite 2000
Salt Lake City, Utah 84111

Parcel Nos.: (See Exhibit A)

(Space above for Recorder's use only)

QUITCLAIM DEED

BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, whose address is A153 ASB, Provo, Utah 86602 ("Grantor"), hereby conveys and QUITCLAIMS to SALEM FARMS HOLDING COMPANY, LLC, a Utah limited liability company, whose address is 201 S. Main Street, Suite 2000, Salt Lake City, Utah 84111 ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tract of real property (the "Property") situated in Utah County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use and benefit of Grantee, and Grantee's successors and assigns, forever.

GRANTOR SPECIFICALLY RESERVES, excepts and retains the Mineral Rights appurtenant to the Property. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the Property, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate of the Property, Grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved, and Grantor also excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Notwithstanding Grantor's reservation, exception and retention of the Mineral Rights appurtenant to the Property, Grantor, on its own behalf and on behalf of its successors, transferees, assignees and/or lessees, hereby expressly releases and waives all rights of ingress and egress and all other rights of every kind and character whatsoever to enter upon or otherwise utilize all or any portion of the surface of the Property or any area below the surface of the Property to a depth of 500 feet in the exploration, drilling, or production of the Mineral Rights.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

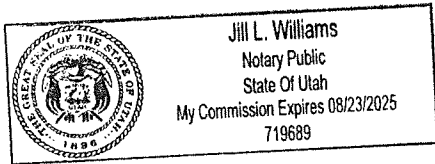
WITNESS the hand of said Grantor, this 28th day of February, 2022.

GRANTOR: BRIGHAM YOUNG UNIVERSITY,
a Utah nonprofit corporation

By: Kevin Worthen
Name: Kevin J Worthen
Title: President

STATE OF UTAH)
COUNTY OF Utah) :ss

On this 28 day of February, in the year 2022, personally appeared before me Kevin J Worthen, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the President of BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, and said Kevin J Worthen acknowledged to me that said Corporation executed the same.



Jill L. Williams
Notary Public

Exhibit A**(Legal description of the Property)**

A PORTION OF SECTION 5, AND A PORTION OF THE EAST HALF OF SECTION 6, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N88°47'12"E ALONG THE SECTION LINE 33.00 FEET; THENCE N0°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANCE EAST FROM THE QUARTER SECTION LINE) 2666.67 FEET TO THE QUARTER SECTION LINE; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 33.00 FEET TO THE CENTER OF SECTION 6; THENCE N0°22'15"W ALONG THE QUARTER SECTION LINE 660.01 FEET; THENCE EAST 33.00 FEET; THENCE N0°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANCE EAST FROM THE QUARTER SECTION LINE) 660.63 FEET TO THE SOUTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING FOUR (4) COURSES: N89°09'38"E 666.07 FEET; THENCE N0°33'37"W 695.82 FEET; THENCE N0°54'23"W 406.38 FEET; THENCE N0°10'46"W 206.48 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET ALSO BEING THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 782:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE N88°55'00"E ALONG SAID REAL PROPERTY 360.63 FEET TO A FENCE CORNER; THENCE ALONG AN EXISTING FENCE THE FOLLOWING THREE (3) COURSES: S0°30'39"E 603.58 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 605.35 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET, BEING 16.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E (ALONG A LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANCE SOUTH FROM SAID SECTION LINE) 1300.34 FEET TO A POINT WHICH LIES 16.50 FEET WEST OF THE EAST LINE OF SAID SECTION 6; THENCE S0°24'27"E (ALONG A LINE PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANCE WEST FROM SAID SECTION LINE) 1315.79 FEET; THENCE N89°14'15"E 16.50 FEET TO THE EAST LINE OF SAID SECTION 6; THENCE N0°24'27"W ALONG THE SECTION LINE 1332.29 FEET TO THE NORTHEAST CORNER SAID SECTION 6; THENCE N89°09'50"E ALONG THE SECTION LINE 2662.93 FEET TO THE NORTH QUARTER CORNER OF SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 2611.44 FEET TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NO. 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: S40°05'30"W 436.46 FEET; THENCE ALONG THE ARC OF A 386.57 FOOT RADIUS CURVE TO THE LEFT 199.94 FEET THROUGH A CENTRAL ANGLE OF 29°38'01" (CHORD: S25°16'30"W 197.71 FEET); THENCE ALONG THE ARC OF A 105.49 FOOT

RADIUS CURVE TO THE RIGHT 47.69 FEET THROUGH A CENTRAL ANGLE OF 25°54'01" (CHORD: S23°24'30"W 47.28 FEET); THENCE S36°21'30"W 553.05 FEET; THENCE ALONG THE ARC OF A 2.57 FOOT RADIUS CURVE TO THE RIGHT 0.77 FEET THROUGH A CENTRAL ANGLE OF 17°16'00" (CHORD: S44°59'30"W 0.77 FEET); THENCE S53°37'30"W 64.71 FEET; THENCE ALONG THE ARC OF A 386.57 FOOT RADIUS CURVE TO THE LEFT 93.84 FEET THROUGH A CENTRAL ANGLE OF 13°54'30" (CHORD: S46°40'15"W 93.61 FEET); THENCE S39°43'00"W 328.60 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG SAID NORTH LINE 227.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1341.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S0°39'59"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2706.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°22'17"W ALONG THE SECTION LINE 1314.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE N0°13'24"E ALONG THE QUARTER SECTION LINE 2265.09 FEET TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES: SOUTHWESTERLY ALONG THE ARC OF A 291.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S33°35'01"E) 141.67 FEET THROUGH A CENTRAL ANGLE OF 27°52'57" (CHORD: S42°28'31"W 140.28 FEET) THENCE S28°32'03"W 97.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 195.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S11°25'57"E) 98.15 FEET THROUGH A CENTRAL ANGLE OF 28°50'16" (CHORD: S64°08'55"W 97.11 FEET) TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 1085.85 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S0°02'34"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 904.26 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. 75263:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: NORTH 589.11 FEET; THENCE S81°30'00"W 115.00 FEET; THENCE S45°30'00"W 206.00 FEET; THENCE S79°00'00"W 144.19 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE N0°18'48"W ALONG THE SECTION LINE 2255.20 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 653.80 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 101395:2015; THENCE ALONG SAID FENCE LINE AND FENCE LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S0°31'58"E 22.66 FEET; THENCE S88°42'14"W 35.58 FEET; THENCE S0°34'16"E 2615.85 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 38786:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S89°58'54"W 641.60 FEET TO THE NORTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 64690:2016 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY

RECORDER; THENCE S0°01'06"E 27.52 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE S88°47'12"W ALONG THE SECTION LINE 28.70 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S1°12'48"E ALONG SAID REAL PROPERTY 70.90 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 153220:2002 IN THE OFFICIAL RECORDS FO THE UTAH COUNTY RECORDER; THENCE S52°40'18"W ALONG SAID REAL PROPERTY 215.65 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S88°47'12"W 1147.95 FEET TO THE QUARTER SECTION LINE; THENCE N0°22'46"W ALONG THE QUARTER SECTION LINE 198.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 5 AND THE SOUTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NUMBER 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER SAID POINT BEING LOCATED S1°06'42"W ALONG THE SECTION LINE 195.84 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S1°06'42"W ALONG THE SECTION LINE 1151.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 856.10 FEET TO SAID SOUTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG THE SOUTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: N39°43'00"E 158.77 FEET; THENCE ALONG THE ARC OF A 186.57 FOOT RADIUS CURVE TO THE RIGHT 45.29 FEET THROUGH A CENTRAL ANGLE OF 13°54'30" (CHORD: N46°40'15"E 45.18 FEET); THENCE N53°37'30"E 64.71 FEET; THENCE ALONG THE ARC OF A 202.57 FOOT RADIUS CURVE TO THE LEFT 61.05 FEET THROUGH A CENTRAL ANGLE OF 17°16'00" (CHORD: N44°59'30"E 60.82 FEET); THENCE N36°21'30"E 553.05 FEET; THENCE ALONG THE ARC OF A 305.49 FOOT RADIUS CURVE TO THE LEFT 138.10 FEET THROUGH A CENTRAL ANGLE OF 25°54'01" (CHORD: N23°24'30"E 136.92 FEET); THENCE ALONG THE ARC OF A 186.57 FOOT RADIUS CURVE TO THE RIGHT 96.49 FEET THROUGH A CENTRAL ANGLE OF 29°38'01" (CHORD: N25°16'30"E 95.42 FEET); THENCE N40°05'30"E 350.88 FEET TO THE POINT OF BEGINNING.

The following is for informational purposes only:

- Tax ID No. 29-050-0093
- Tax ID No. 29-050-0049
- Tax ID No. 29-050-0113
- Tax ID No. 29-050-0111
- Tax ID No. 29-050-0112
- Tax ID No. 29-050-0110
- Tax ID No. 29-049-0002
- Tax ID No. 29-049-0001
- Tax ID No. 29-049-0003
- Tax ID No. 29-049-0004 & 29-049-0016
- Tax ID No. 29-049-0006
- Tax ID No. 29-049-0012
- Tax ID No. 29-049-0013
- Tax ID No. 29-050-0108